



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 3, 2015

Richard J. Bruckner
Director

New House of Korea
18981 Colima Road
Rowland Heights, CA 91748
Attn: Tim Byun

**REGARDING: PROJECT NO.R2013-02725-(4)
CONDITIONAL USE PERMIT NO. 201300143
18981 COLIMA ROAD (APN: 8761-012-012)**

Hearing Officer Bruce Durbin by his action of February 3, 2015, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on February 17, 2015. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),

c: ABC, Zoning Enforcement;
MM: JN

CC:060412

**FINAL FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. RR2013-02725 -(4)
CONDITIONAL USE PERMIT NO. 201300143**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300143 ("CUP") on February 3, 2015.
2. The permittee, New House of Korea ("permittee"), requests the Project Permit to authorize the sale of alcoholic beverages, Type 41 (On-Sale Beer and Wine – Eating Place), for on-site consumption in conjunction with the food services of an existing restaurant ("Project") on a property located at 18981 Colima Road in the unincorporated community of Rowland Heights ("Project Site") in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Sections 22.28.210 and 22.56.195.
3. The Project Site is located within an 11.83 acres shopping center. The Project Site is irregular in shape with less than 20 percent slope topography. The subject restaurant use was approved previously for a different tenant authorizing the sale of beer and wine for on-site consumption.
4. The Project Site is located in the La Puente Zoned District and is currently zoned C-3-BE. The subject restaurant is within a shopping mall located at 18981 E. Colima Road in the community of Rowland Heights and in the Rowland Heights Community Standards District.
5. The Project Site is located within the commercial land use category of the Rowland Heights Community Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3-BE
 - South: A-1-6,000 (Light Agricultural – 6,000 Square feet Minimum Lot Size), C-2-BE (Neighborhood Business, Billboard Exclusion)
 - East: C-2-BE
 - West: C-2-BE, R-3-12U (Multi-Family Residence – Maximum 12 Units/Acre)
7. Surrounding land uses within a 500-foot radius include:
 - North: Retail Plaza, Fire Station
 - South: Retail Plaza, Church, Single-Family Dwellings
 - East: Retail Plaza, Bank
 - West: Gas Station, Trailer Park
8. Conditional Use Permit 02-266 authorized the sale of beer and wine for on-site consumption in a restaurant on February 26, 2003. This permit expired in 2013 and

the subject application is a request to continue the sale of beer and wine previously approved. The most recent Plot Plan 201300682 approved a loan processing office on August 22, 2013 within the shopping center requiring a minimum of 611 parking spaces, while 627 were provided.

9. The floor plan approved by the Building and Safety office depicts the dining area and the kitchen. The occupancy load calculation approved on August 15, 2014 shows a total of 138 occupants, which includes 133 for the dining area and five for the kitchen area. The applicant has not provided a floor plan to the Regional Planning staff depicting the information approved by the Building and Safety office.
10. The Project Site is accessible via Colima Road to the south and Nogales Street to the east.
11. The Building and Safety office has determined that the occupancy load for the Project is 138 persons requiring a total of 46 parking spaces. The previous permit occupant load was 110 requiring a total of 37 parking spaces. Therefore, a total of nine (9) additional parking spaces are required. The most recent parking calculation for the shopping center was approved through Plot Plan 2010000445 in 2011 providing 627 parking spaces while 611 were required. This permit will increase the total number of required parking spaces to 620 spaces while 627 are provided. The applicant has not provided a parking calculation depicting the available and required parking spaces.
12. The County Department of Public Health ("DPH") recommends approval of this CUP in its letter dated December 27, 2013. DPH approval is contingent upon the restaurant maintaining compliance with all Public Health requirements relating to the operation of food establishments, and more specifically to the requirements relating to onsite consumption of alcoholic beverages. The County Sheriff's Department recommends approval of this case. The Hearing Officer finds that there are no incidents related to alcohol sales at this location.
13. The State Alcoholic Beverage Control Department (ABC) submitted a report stating that the subject restaurant is within a high crime reporting district. Further ABC indicates that there are five licenses allowed within the Census Tract No 4082.11 while 60 licenses exist, therefore, an undue concentration exist and a letter of public convenience or necessity is required by the Governing Body.
14. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued sale of alcoholic beverages in an existing restaurant, with minor changes to the parking requirements.
15. Staff has not received any comments against or in favor of the Project.

16. A duly noticed public hearing was held on February 3, 2015 before the Hearing Officer. The applicant's representative, Tim Byun, presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.
17. The Hearing Officer finds that the sale of alcoholic beverages has existed at this location for over ten (10) years without incidents related to the operation. The restaurant is located in a commercial area and provides a public convenience.
18. The Hearing Officer finds that the Project site is located within the "C" (Commercial) land use category of the Rowland Heights Community Plan. This designation is intended for retail, service, commercial and office uses. The proposed sale of alcoholic beverages is appropriate in the commercial areas.
19. The Hearing Officer finds that the following policies of the General Plan are applicable to the proposed project:
 - The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities. (General Plan Land Use Policy Page LU-A5). *The subject restaurant is located within a major shopping center at the intersection of Colima Road and Nogales Street, two major intersections.*
 - The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns. *The residential neighborhood is located to the south of the subject property, which is separated by Colima Road, a major highway.*
20. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Sheriff's report for the last five years does not indicate any incidents related to the sale of alcoholic beverages. Additionally, the permittee is implementing a designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group).
21. The Hearing Officer finds that the Project site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features as is required in order to integrate the Project into the surrounding area. The Project is consistent with applicable development standards in the C-3-BE zone, as set forth in Section 22.28.220 (C-3 Zone) and 22.44.132 (Rowland Heights CSD) of the County Code. The project is identical to the previous approval in terms of height, size, setbacks, parking and landscaping. No new construction or improvement is proposed.

22. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate. The Project site is served by two major intersections, Colima Road and Nogales Street.
23. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. The Project site is located within a major commercial center surrounded by commercial uses on all sides. The California IQ Academy and Bell Memorial United Methodist Church are located within a 600-foot radius. Staff has not received any comments opposing the project.
24. The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. The subject restaurant is located within a shopping center approximately 10 acres in size and is surrounded by other commercial uses.
25. The requested use at the proposed location will result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for on-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption. The applicant has provided information showing there are three (3) similar uses with Type 41 licenses, two (2) General alcohol sales for eating places and four (4) alcohol sales for off-site consumption within a 500-foot radius. The subject site is located within a regional commercial center, and includes a number of restaurants and will provide a public convenience.
26. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community. The restaurant contributes to the economic well being of the community by contributing to the tax share.
27. The Hearing Officer finds that the exterior appearance of the structure is consistent with the exterior appearance of commercial structures already constructed within the immediate neighborhood, and do not cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The existing building facades are consistent with Rowland Heights Community General Plan in terms of large glass entries, columns and pedestrian walkways. The restaurant's sign is consistent with the other signs in the shopping center in terms of size, form and color.
28. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the terms of the Conditional Use Permit to 15 years.

29. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Rowland Heights community. On December 24, 2014, a total of 60 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as nine (9) notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location will result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for on-site consumption, outweighs the fact that it is located within a

500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption.

- G. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No 201300143, subject to the attached conditions.

MM: JN

**FINAL CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02725-(5)
CONDITIONAL USE PERMIT NO. 201300143**

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit in order to authorize the continued sale of beer and wine in a restaurant subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10, and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on February 3, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit, application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of alcoholic beverages in conjunction with the existing restaurant and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for Eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." The permittee shall provide three copies of the revised floor plan as approved by the Building and Safety office, and include the parking calculations for the restaurant. The applicant shall provide a plan of the shopping center depicting the location of the restaurant.
18. If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by May 3, 2015.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

20. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein;
21. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
22. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu;
23. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of

the facilities' training program by employees, the licensee and all managers shall be available upon request;

24. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures;
25. The permittee shall adhere to all State of California Department of Alcoholic Beverage Control regulations. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
26. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public;
27. This grant authorizes the sale of alcoholic beverages from 5:00 p.m. to 10:00 p.m., daily.
28. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary;
29. All servers of alcoholic beverages must be at least 21 years of age;
30. There shall be no music or other noise audible beyond the restaurant premises;

PERMIT SPECIFIC CONDITIONS

The operation of the facility (New House of Korea) is further subject to all of the following conditions:

31. No live entertainment, dancing, or dance floor is authorized in or outside the premises;
32. The permittee shall not install or maintain video games, pool tables, or similar game activities or equipment in the subject restaurant;
33. The occupancy of the restaurant shall not exceed 138 persons;
34. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only;
35. The sale and serving of alcoholic beverages for consumption outside the restaurant is prohibited;

36. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;
37. Not less than fifty-one percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand;
38. Food service shall be continuously provided during operating hours.

PROJECT SITE SPECIFIC CONDITIONS

39. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of 1:3. The restaurant has a an occupant load of 138 persons which would require not less than 46 spaces be provided based on the applicable ratio. If the permittee changes the operation of restaurant so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.
40. If the restaurant substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a plot plan and a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 30 days of such occurrence.
41. The permittee shall file for a tenant improvement plot plan and include a sign plan within 30 days of the approval of this permit.
42. The permittee shall comply with all conditions set forth in the attached County Public Works, Fire, Public Health, Departments requirements.

Attachments:

Public Health Department Letter dated December 27, 2013